

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
August 17, 2015

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in Council Chambers at Northville City Hall, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Sam Ekong and Ryan McKindles

Absent: None

Also Present: City Manager Patrick Sullivan, Fire Chief Stephen Ott, Deputy City Clerk Michelle Massel, Gary DeMars – Post Commander American Legion, and 3 citizens

PRESENTATIONS

- A. **Citizen Comments** Eileen Gikas 514 West Main - introduced herself to Council as a candidate for Mayor.
- B. Gary DeMars, Post Commander from American Legion Lloyd H. Green Post 147 introduced himself as the new post commander and spoke about their involvement in the community, their facility and some future maintenance projects around the post.

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion Allen, seconded by Ekong to approve the agenda and consent agenda as presented.

Checks #94611 to #94721 EFT#500210, Checks #94722 to #94849

Departmental Reports: Youth: 8/15

Addendum to Turn the Towns Teal / Ovarian Cancer Awareness Campaign

Addendum to Friday Night Concert Series / Additional Concert September 11, 2015

Special Event Request / Skeletons Are Alive

Special Event Request / Cemetery Walk

Proclamation / September as National Recovery Month

Special Event Request / Tour de Ville Warm Up Ride & Tour

Motion carried unanimously.

ORDINANCES

A. Proposed Ordinance Amendment / Article 15, Schedule of Regulations – 1st Reading

At its July 21, 2015 meeting, the Planning Commission conducted a public hearing to consider text amendments to Article 15 Schedule of Regulations. The proposed text amendments pertain to the calculation of front yard setbacks in the R-1A and R-1B zoning districts.

The Building Inspector has been applying the front yard averaging calculation to new homes in the R-1A and R-1B districts. This calculation allows homes to be placed on a lot so that their front façades are “in line” with the neighboring buildings, even if those neighbors are closer to the front property line than is required for the district.

However, the Inspector has observed that the calculation actually allows new homes to be closer to the front property line than existing structures, due to the 0.9 multiplier in the calculation. With the trend for new homes to maximize lot coverage and setbacks, some of these buildings are not incorporating porches, but are placing the front wall at the average front setback, in front of the neighboring structures. It was suggested the Planning Commission discuss this language, and possibly eliminate the multiplier.

The Planning Commission is recommending approval of the proposed changes to Article 15. Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendments were presented.

Council Comments and Discussion: In response to a question from Council, it was answered that in order to stay consistent with current setbacks for each street since they vary, a formula is a better solution than setting an arbitrary set back number. The language now states new buildings must be set back one foot greater than the average for that street.

Council questioned the 30% lot coverage ordinance that is currently in place for new homes being built, they felt that most homes were covering a larger percentage. It was answered that the Building Inspector checks lot coverage, which is calculated using the building line plus overhang. The Planning Department is currently revisiting the lot coverage percentage for possible future amendments.

Council questioned the foundation height of new homes versus the existing grade. It was answered that the Planning Commission is currently reviewing this also as part of the lot coverage ordinance to ensure new homes are in line with the existing homes and grading is correct to ensure water stays on the property.

Council suggested including language in the ordinance that new construction plans include water management.

Motion Darga, seconded by Allen to introduce for first reading the proposed amendments to Article 15 Schedule of Regulations in the City of Northville Zoning Ordinance as presented, with second reading and possible adoption scheduled for September 8, 2015. **Motion carried unanimously.**

NEW BUSINESS

A. Proposed Purchase of Aerial Ladder Truck

In February of 2011, when the Cities of Northville and Plymouth entered into an Interlocal Fire Service Agreement (“the Agreement”), each City brought to the operation an aerial ladder truck (“aerial”) that was in excess of 30 years old. Both trucks required significant ongoing maintenance expense and had already exceeded their anticipated useful lives. The Agreement allowed for significant capital expense savings through the shared use of equipment serving both Cities. Accordingly, planning for capital expenditures anticipated the replacement of both units with a single, new unit that would serve both Cities. Timing was set for Fiscal Year 2015-2016. In 2014, the aerial housed in Northville was deemed unsafe for continued use and had to be taken out of service. It was sold to a collector in October 2014. The aerial housed in Plymouth is now over 35 years old. It remains in service, but requires close attention to maintenance.

At its November 3, 2014 meeting, the Northville Plymouth Fire Advisory Board (NPFAB) was presented with a report on future apparatus purchasing, including the new aerial planned for Fiscal Year 2015-2016. Direction from members of the NPFAB at that meeting was that the Department should look for a “demo” or “stock” unit in an effort to realize savings. Following the meeting, the Department assembled a committee of four members, in addition to the Chief, to conduct research and look at options for a new aerial.

Contact was made with a number of manufacturers or their representatives, including Smeal, Spartan, KME, Rosenbauer, Sutphen and Pierce. Particular emphasis was placed on the availability of demo or stock units, including units being built on spec. Some manufacturers did not have demo or stock units. Those that did quoted prices in the range of \$807,000 to in excess of \$1,000,000, with most units priced in excess of \$900,000.

After consideration of the options, the Department recommends the purchase of a Rosenbauer 101’ Cobra rear mount aerial through Emergency Vehicles Plus of Milan, Michigan. This is a demo unit built in April 2015. Department personnel have had the chance to operate this unit. If the Department waits until October 2015 to take delivery, the purchase price is \$807,423. This is significantly less (at least \$80,000 less, depending on options) than any other completely new unit the Department was able to locate. All warranties would run from the date of delivery. It is believed this aerial truck will meet the Department’s needs going forward for approximately 25 years.

Because the Rosenbauer aerial is a rear mount platform unit, with the platform on the front of the truck when it is in its lowered and stored position, the unit is taller than the existing aerial and will not fit into any of the three stations Northville operates. Price quotes have been obtained for the reworking of overhead doors at Stations 2 and 3 in Plymouth, and the cost is approximately \$26,486.

Under the recent amendments to the Agreement, the aerial would be a shared asset for the life of the truck, even if the Agreement itself expires or is otherwise terminated. It is proposed that Northville purchase the aerial, with the cost of the aerial shared by both Cities in accordance with the cost sharing formula used for operating expenses.

It is recommended that the purchase be financed through an installment purchase contract, not to exceed ten (10) years, with a down payment of \$344,827 split between Northville and Plymouth, and Northville’s share (\$144,827) to be paid from the General Fund Balance. Conservatively,

assuming an interest rate of 3.19%, annual payments on the financed balance of \$462,596 would total \$54,757, to be split between Northville and Plymouth in accordance with the cost sharing formula used to share operational expenses. Based on the current formula, Northville's share of the annual payment would be \$22,998.

Because the aerial is a unique, already built unit that has been used as a demo unit, and based on the competitive pricing information obtained from other manufacturers which shows this as the lowest priced completely new unit, it is proposed that the Northville City Council waive the sealed bid process.

Council Comments and Discussion: In response to a question from Council, it was answered that the decommissioned fire truck that was auctioned off last year for \$4,500, was sold to a collector in Plymouth and was in the Northville Independence Day parade.

In response to a question from Council it was answered that the warranty is in full effect on this aerial unit and that allowing Rosenbauer to use the unit as a demo until the end of the season saved \$18,000 off the purchase price.

Motion McKindles, seconded by Allen that the Northville City Council waive the sealed bid process and approve the purchase of the Rosenbauer Stock #7375 101' platform apparatus manufactured by Rosenbauer South Dakota and specified equipment mounted on a Commander 4000 Chassis for an amount not to exceed \$807,423, and authorize the City Manager and the Finance Director to solicit proposals for financing. **Motion carried unanimously.**

COMMUNICATIONS

A. Mayor and Council Communications

None

B. Staff Communications

None

There being no further business to come before Council, the meeting was adjourned.

Adjournment: 8:05 p.m.

Respectfully submitted,

Michelle Massel
Deputy City Clerk

Christopher J. Johnson
Mayor

Approved as submitted: 9/21/2015